

abbotFox





Goodson Road, Norwich  
*Guide Price £400,000*

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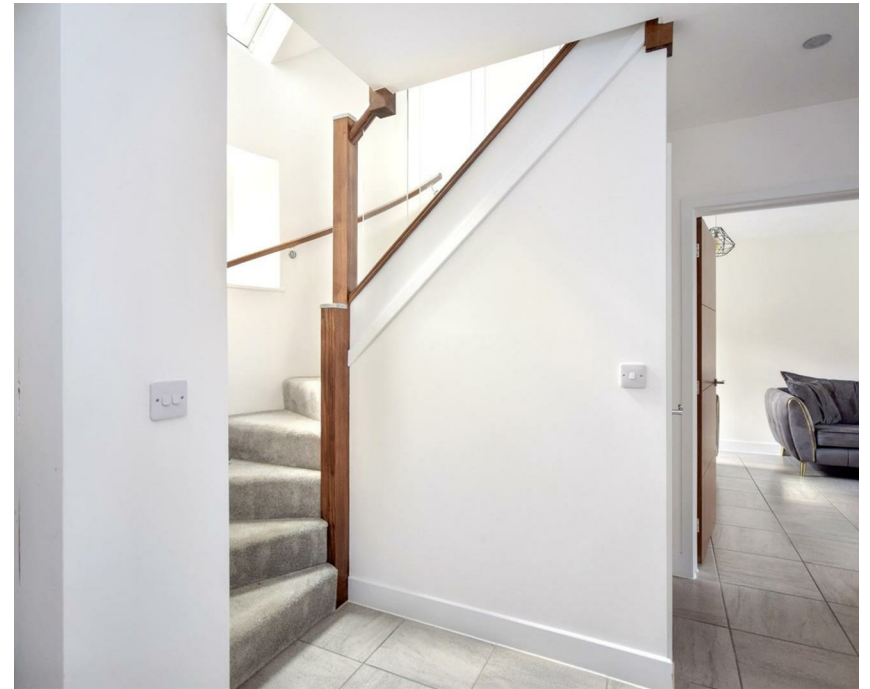
We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**









## THE DETAIL\_\_\_\_\_

abbotFox presents this immaculate three-bedroom home, occupying a prime within the Norfolk Homes development in the ever-popular suburb of Sprowston.

Thoughtfully maintained since its construction, this stylish home offers a seamless blend of comfort and contemporary living. The bright and spacious lounge provides a welcoming retreat, while the open-plan kitchen and dining space is perfectly suited to both everyday family life and entertaining.

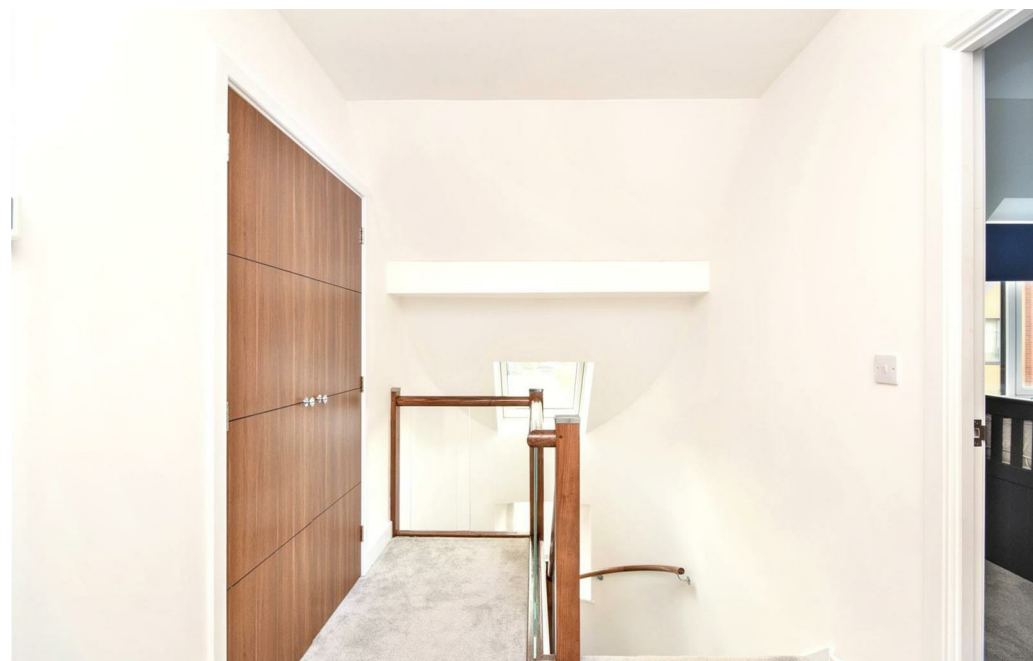
Upstairs, the sense of space continues with three well-proportioned bedrooms and a sleek, modern bathroom. The principal bedroom also provides a well-appointed en-suite shower room.

Externally, the enclosed garden has been cleverly designed to offer a private and low-maintenance outdoor space, ideal for alfresco dining. A detached garage and driveway provide ample off-road parking and further flexibility.

Positioned within easy reach of Norwich city centre, and well served by local amenities, schools and transport links, this is a home that delivers on style, substance and setting.

Early viewing is highly recommended.

£400,000 - £425,000





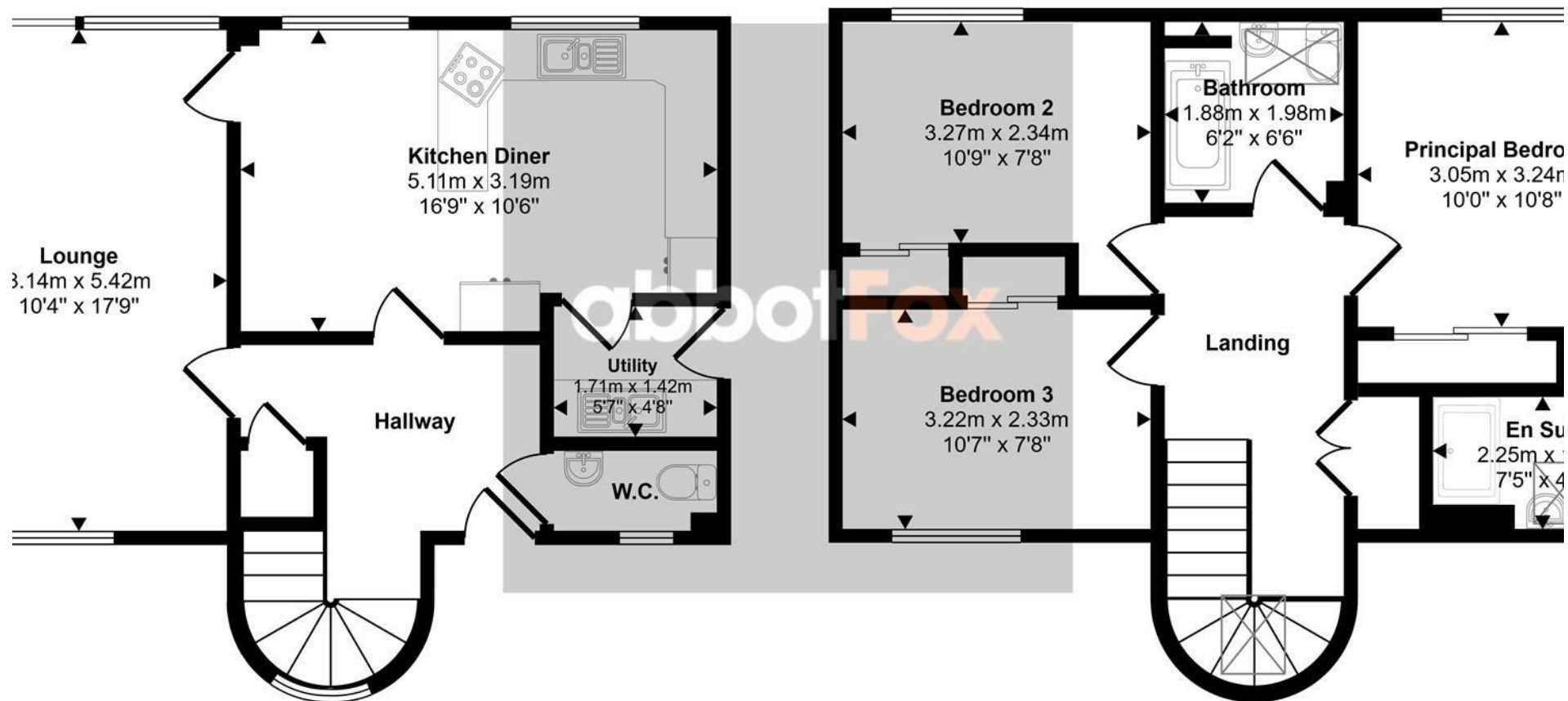




THE HIGHLIGHTS\_\_



Approx Gross Internal Area  
97 sq m / 1045 sq ft



1st Floor  
51.8 sq m / 518 sq ft

First Floor  
Approx 49 sq m / 526 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

*Let's talk*

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EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.